

## **CREEK DELIGHT**

### ***Location:***

NHN 9-Mile Road - Huson, Montana. This is 33+/- northwest of Missoula, Montana. From Missoula go west on Interstate 90 approximately 20+/- miles to the 9 Mile Road. 5+/- miles turn left after crossing the creek and proceed Northwest 7+/- miles to Westside 9 Mile road. Go across the creek and 1+/- mile to private road that goes straight into the subject property, when the Westside 9 Mile Road, makes a horseshoe turn.

### ***Land:***

14.59+/- Acres. This land has a gentle slope to the east toward 9 Mile Creek, which lies just east of the property. It has a healthy forest, which has been parked out and nicely managed, with young to mature fir and pine trees, surround small openings. The private access road, services only this property and the adjacent home to the south, and runs from the Westside USFS Road along a portion of the west boundary of the subject property. Barrett Creek, a tumbling year around stream, dissects the land before emptying into 9 Mile Creek.

### ***Water:***

Barrett Creek flows across the middle of the land for 800+/- ft. Domestic wells in the section average 92 ft deep, with average static water at an average 17 ft. and tested at 16.81 g.p.m. The closest well, on the adjacent property is 250 ft deep, static level at 32 ft and tested at 5 g.p.m. Another adjacent neighbor has a 39 ft. deep well with static water at 8 ft. and tested yielded of 9 g.p.m

### ***Utilities:***

Electric power is available at the adjacent property home with an easement in place to bring it to the subject property. It is 500+/- ft. to the property and another 500 ft. or more to the most desirable building site.

### ***Area:***

The 9 Mile Valley is one of the most scenic valleys in the greater Missoula area. This valley is lined by rugged, and often snow-capped peaks, with a meandering trout stream running the length of the valley. Thousands of acres of National Forest lie on both sides and at the end of the valley. Old logging roads and mountain trails, along with dozens of tributaries are spread throughout the area. All kinds of wildlife can be seen in abundance with minimal development, particularly at the end of the valley where the subject property is located. This end of the valley is comprised mostly of mid-sized ranches and homes on larger acreages, with the lower end of the valley more developed and comprised of homes on smaller 5-20 acre parcels. The historic Forest Service Remount Station is located at the head of the valley. The U.S.F.S. keeps a large number of horses and mules there to service wilderness areas that do not allow motorized vehicles. There is also a small museum and some of the original U.S.F.S. buildings located there. The small town of Alberton, Montana lies 13+/- miles Southwest of the subject with a grocery store, several restaurants and other businesses, as well as, an 18-hole golf course. The K-12 school is considered one of the finest anywhere.

This is a beautiful, fairly undeveloped, area that has a relatively mild climate and lies amid vast areas of National Forest.

### ***Comments:***

The pristine landscape and quiet privacy of this special parcel of land, will make you feel like you are a world away, yet you can enjoy relatively easy access and reasonably close services and amenities of the marvelous regional trade center of Missoula, and services in Frenchtown and Alberton.

Conservation easements on hundreds of acres in the immediate area and adjoining property will ensure, this fairly underdeveloped end of the valley, will remain a beautiful natural gem, rich in wildlife and unspoiled landscapes. The Subject property borders National Forest with countless acres of spectacular country to explore and enjoy. The delightful bubbling Barrett Creek will

provide soothing music to fall asleep to. Limited covenants are designed to assure a private home site will not ever have to view another home and allows a perfect place for a home or cabin to take advantage of a wonderful area and private world of natural beauty.

**Taxes:** \$1172 (2017)

**Price:** \$197,500

### **DISCLOSURE**

All information, herein is from sources deemed reliable, but is not guaranteed by the Seller, Stelling Real Estate, or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Seller.

All information is intended only as a guideline and has been provided by the Seller and other sources deemed reliable, but the accuracy cannot be guaranteed. The Seller and Stelling Real Estate highly recommend independent verification of each and every item to the full satisfaction of the Purchaser.

Seller reserves the right to require the Purchaser to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 Tax Deferred Exchange at no expense or liability to the Purchaser.

Montana water rights are subject to the subsequent issuance of preliminary, and then final decrees by the Montana Water Court. Any and all valid water rights at the time of purchase will convey to the Purchaser through the issuance of water right transfers.

Variations between the deeded property lines and the location of existing fences on the subject property may exist. The Seller and Stelling Real Estate make no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller or Stelling Real Estate make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.